104.0	0002	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	711,600 / 711,600
					USE VALUE:	711,600 / 711,600
					ASSESSED:	711,600 / 711,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		LONGMEADOW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SPADAFORA MARK &
Owner 2:	GALLAGHER JOYCE
Owner 3:	
Street 1:	39 LONGMEADOW RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LARIVEE MARGARET A-TRUSTEE -
Owner 2:	MARGARET LARIVEE LIVING TR -
Street 1:	39 LONGMEADOW RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .174 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Wood Shingle Exterior and 1591 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7570.000	258,600		453,000	711,600
Total Card	0.174	258,600		453,000	711,600
Total Parcel	0.174	258,600		453,000	711,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 447.21 /Parcel: 447.21

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 66715

GIS Ref

GIS Ref

Insp Date 10/13/18

!8248!

PREVIOUS ASSESSMENT

Parcel ID: 104.0-0002-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	258,600	0	7,570.	453,000	711,600		Year end	12/23/2021
2021	101	FV	250,000	0	7,570.	453,000	703,000		Year End Roll	12/10/2020
2020	101	FV	249,800	0	7,570.	453,000	702,800	702,800	Year End Roll	12/18/2019
2019	101	FV	189,900	0	7,570.	453,000	642,900	642,900	Year End Roll	1/3/2019
2018	101	FV	189,600	0	7,570.	388,300	577,900	577,900	Year End Roll	12/20/2017
2017	101	FV	189,600	0	7,570.	362,400	552,000	552,000	Year End Roll	1/3/2017
2016	101	FV	189,600	0	7,570.	310,600	500,200	500,200	Year End	1/4/2016
2015	101	FV	177,700	0	7,570.	278,300	456,000	456,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:59:46

LAST REV

Date	Time
10/27/21	14:12:46
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8248

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LARIVEE MARGARE	1462-106		11/5/2014		539,000	No	No		
LARIVEE MARGARE	1096-176		6/25/1992		1	No	No		A

USER DEFINED

Prior Id # 1:	66715
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/2/2021	1165	Inter Fi	39,500	C				
7/21/2017	927	Dormers	42,500	O				
11/9/2010	2264	Re-Roof	6,500					

ACTIVITY INFORMATION

Date	Result	By	Name
10/13/2018	Inspected	BS	Barbara S
9/13/2018	MEAS&NOTICE	CC	Chris C
6/3/2009	Measured	189	PATRIOT
11/23/1999	Inspected	267	PATRIOT
11/10/1999	Mailer Sent		
10/26/1999	Measured	264	PATRIOT
8/23/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7570		Sq. Ft.	Site		0	70.	0.85	4									452,969						453,000	

Total AC/HA:	0.17378	Total SF/SM:	7570	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	452,969	Spl Credit		Total:	453,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	1.03020000
Adj $ / SQ:	152.985
Other Features:	87059
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	351311
Depreciation:	92746
Depreciated Total:	258565

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

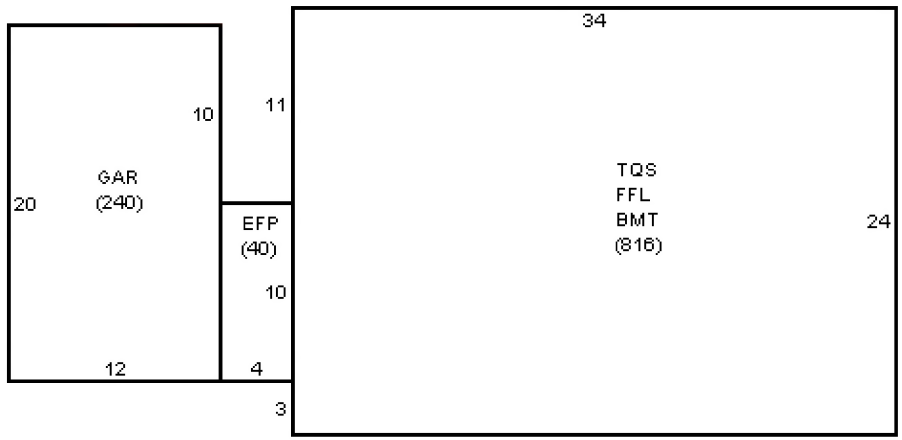
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	152.98
Special Features:	0	Val/Su Net:	102.46
Final Total:	258600	Val/Su SzAd	181.09

SKETCH



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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	816	63.110	51,495
FFL	First Floor	816	152.980	124,836
TQS	3/4 Story	612	128.510	78,646
GAR	Garage	240	26.180	6,284
EFP	Enclos Porch	40	74.790	2,992

Net Sketched Area:	2,524			Total:	264,253
Size Ad	1428	Gross Area	2728	FinArea	1591

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50		
TQS	100	UNF	40		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

104.0-0002-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	